

This Instrument Prepared By:

\$ 320,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

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WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWENTY THOUSAND DOLLARS AND NO/100 (\$ 320,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **IVICA VRKLJAN and MARIA C. VRKLJAN, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **VICKY L. OAKLEY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.**, (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE SUBJECT TO:


1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
5. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings recorded in Instrument No. 20071008000469200 and amended in Instrument No.

20080512000192610, Instrument No. 20100325000086330; Instrument No. 20100618000195550, Instrument No. 20160503000147290, Instrument No. 2170208000047870, Instrument No. 20180129000029900 and Instrument No. 20190208000042250.

6. Assignment of Developer Rights recorded in Instrument No. 20100325000086360.
7. Assignment of Declarant's Rights recorded in Instrument No. 20160517000168170.
8. Easement granted Alabama Power Company by instrument recorded in Instrument #20070418000180080.
9. Terms, conditions, obligations, rules, regulations and by-laws of Polo Crossing Owners Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20071008000469190.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they may own.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS has hereunto set their hands and seals this 2nd day of February, 2024.

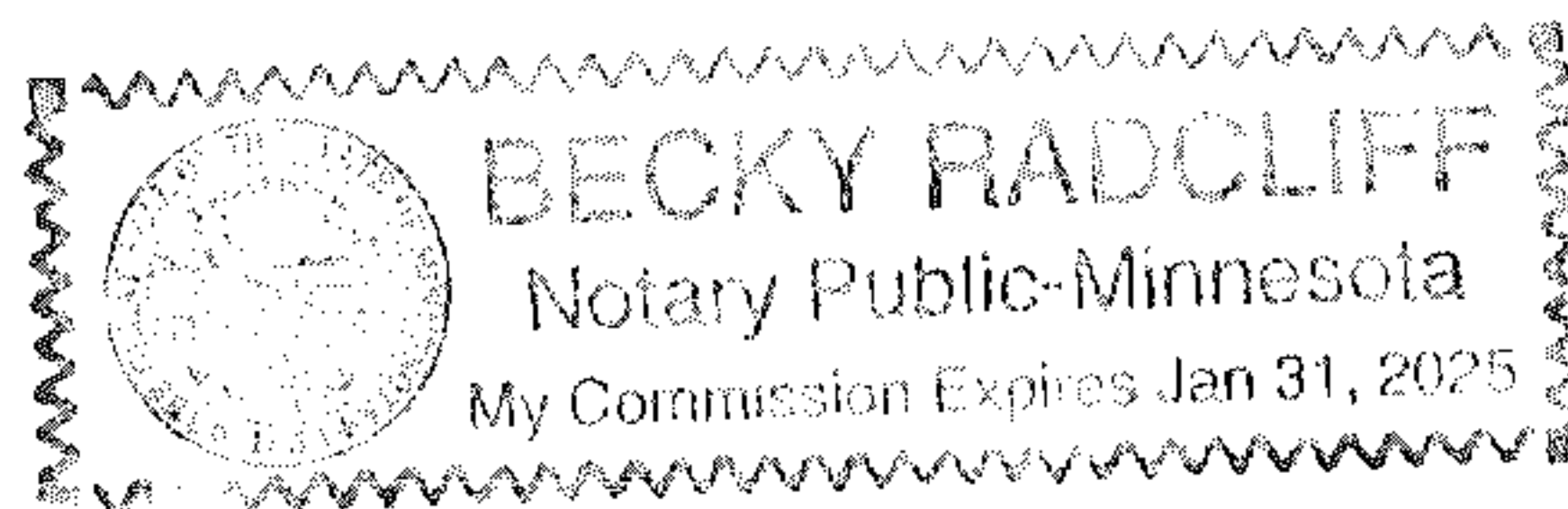

IVICA VRKLJAN


MARIA C. VRKLJAN

STATE OF MN
COUNTY OF Ancker

I, the undersigned Notary Public, in and for said State, hereby certify that, **IVICA VRKLJAN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2024.
(AFFIX NOTARIAL SEAL)

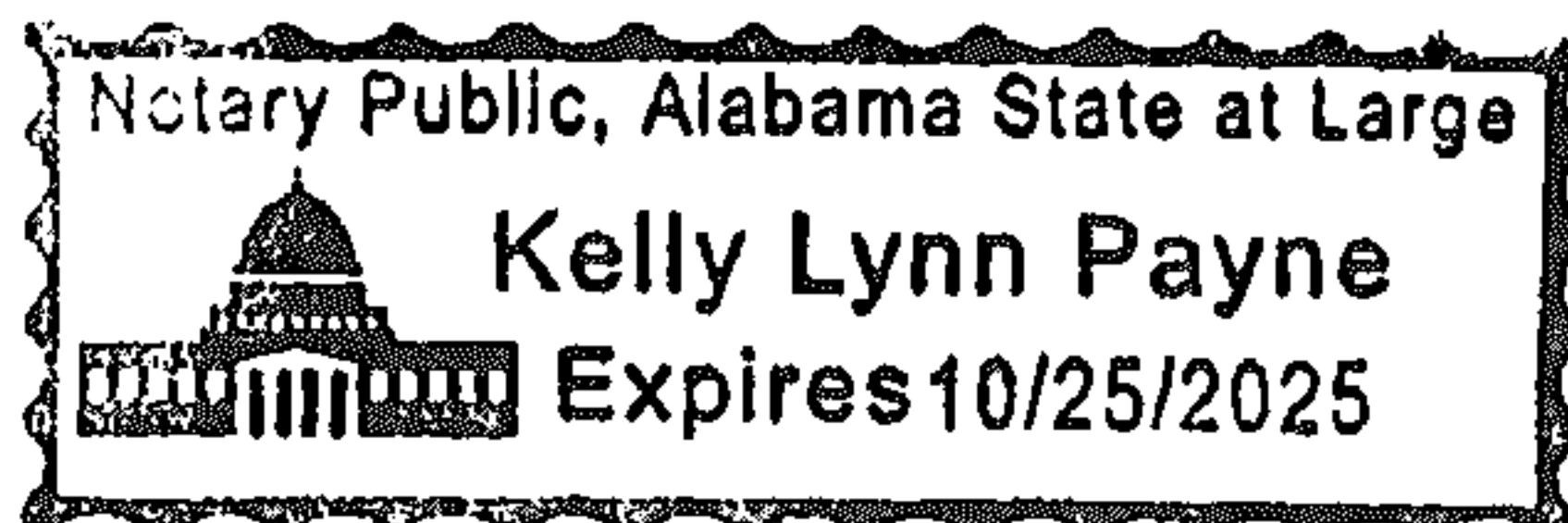


[Signature]
NOTARY PUBLIC
My Commission Expires: 1-31-25

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **MARIA C. VRKLJAN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2024.
(AFFIX NOTARIAL SEAL)



[Signature: Kelly Lynn Payne]
NOTARY PUBLIC
My Commission Expires: 10/25/25

PROPERTY ADDRESS:
208 Belmont Way
Chelsea, AL 35043

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED MADE EFFECTIVE AS OF: _____

EXHIBIT A

LOT 261, THE VILLAGE AT POLO CROSSINGS, SECTOR TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 49, PAGE 3 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

